

## RESTRICTIVE COVENANTS FOR PAYNE PARK SUBDIVISION

The following restrictive covenants shall apply to all of the land in Payne Park Subdivision as shown on the plat, located in Section 8; Township 2 South; Range 6 West; DeSoto County, Mississippi.

- No lot shall be used for any purpose other than single family residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one building, a private garage for not more than three vehicles and separate detached buildings incidental to residential use. Two or more lots may be combined for use as one lot and in such case the interior lot lines may be disregarded and the utility easements (unless in use) will be automatically revoked. In the event such lots are combined under one ownership for use as a single lot, no part of the combined lot may be sold or conveyed, except to the original size of the lots before being combined. No single lot may be subdivided into two or more lots for the purpose of building another dwelling.
- All dwellings or other structures on the lots must be in compliance with the requirements of the DeSoto County Planning Commission.
- No structure of a temporary nature such as trailers, basements, tents, shed, garage, barn, motor home, or other out building shall at any time be used, either temporarily nor permanently, as a residence.
- No noxious or offensive trade or activity may be carried on upon any lot nor shall anything be done thereon which may be, or become, a nuisance or annoyance to the neighborhood. No business or trade of a commercial nature may be carried on upon any lot.
- Easements for the installation and the maintenance of the utilities and drainage facilities are reserved as shown by the plat. There is a 50 foot minimum building line on the street side of the lots and a 50 foot min. setback from the rear lot line. Also the min. side yard setback is 20 feet.
- No shell type or modular type home will be permitted or erected in this subdivision. All houses must be new construction. No house may be moved into the subdivision from another area except by written permission of the developer Barry W. Bridgforth.
- The minimum area of any single story dwelling shall be not less than 2000 square feet, exclusive of open porches, carports, and garages. All one and one-half story buildings shall have a min. ground floor area of at least 1500 square feet, exclusive of open porches, carports, and for all two story buildings the minimum ground floor area shall be 1200 square feet, exclusive of open porches, carports and must be approved by the developer, Barry W. Bridgforth.
- No signs of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or customary signs used by the builder to advertise the property during construction and sale.
- The developers of the subdivision shall retain all mineral rights for the land in Payne Park Subdivision for the purpose of retaining the royalty on said minerals if these minerals are developed on adjacent property.
- No animals, livestock, or poultry of any kind may be raised, bred, or kept on any lot, except that dogs, cats, ponies, horses, calves or cattle may be kept in a limited number and manner for personal use and enjoyment only. No livestock shall be kept for any type commercial use or activity within the subdivision. Appropriate buildings and enclosures for such animals or pets must be provided.
- Trash, garbage, and other waste or rubbish shall be kept in sanitary containers, provided specifically for these purposes. All equipment for the storage or disposal of such materials shall be approved by the County and shall be kept in a clean, sanitary and orderly condition.
- No structure shall be erected, placed or structurally altered upon any lot in this subdivision until the building plans, specifications and plot plan showing the location of such structure have been approved in writing by the developer, Barry W. Bridgforth, as to the conformity and harmony of quality and exterior design with existing structures in the subdivision and as to location of the building with respect to the topography and finished grade elevation.
- No vehicles of any kind shall be kept in the subdivision unless it displays a current license plate and a current inspection sticker, except for tractors used for the property maintenance only. No junk cars or trucks or any mechanical devices that are visually in need of repair shall be kept on any lot at any time for any purpose. Any junk car or truck or mechanical device that is kept within the right of way of the existing street shall be subject to removal by the proper authorities without the permission of the owner.
- No wire fences or chain link fences shall be permitted nearer than fifty feet from the front property line. No horses or livestock shall be kept or housed nearer than fifty feet from the front property line of any lot.
- No dwelling shall be constructed that would result in open carports or garages facing the front of the lot. Except corner lots. Construction of any exterior dwelling shall be completed within 15 months from commencements of construction. All driveways shall be paved within six months of completion of construction.
- These covenants, restrictions and limitations, or any of them, may be amended only by instrument executed by the developer, Barry W. Bridgforth, or by the owners, as the case may be, of at least 75% of the lots in the subdivision, including any additions thereto.

## PAYNE PARK SUBDIVISION OWNERS CERTIFICATE

We, BRIDGORTH PROPERTIES, INC., owners of the subdivision hereon, hereby adopt this as our plan of subdivision and certify that we are the owners in fee simple of the property and that no taxes have become due and payable. And dedicate the right of way for the streets shown on the plans to the public use forever. This the 11<sup>th</sup> day of MARCH, 1981.

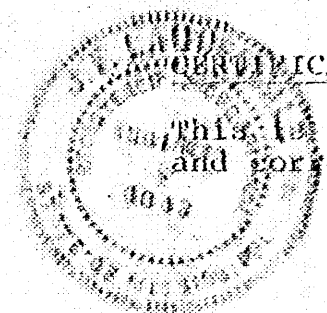
Barry W. Bridgforth  
Barry W. Bridgforth  
President

## STATE OF MISSISSIPPI COUNTY OF DESOTO

This day personally appeared before me the undersigned authority in and for said County and State, Barry W. Bridgforth, who acknowledged that he signed and delivered the foregoing plat for the purpose therein mentioned. Given under my hand and official seal of office this the 11<sup>th</sup> day of MARCH, 1981.

My commission expires: May 9, 1984

James W. King  
Notary Public



## CERTIFICATE OF SURVEY

This is to certify that I have surveyed the property shown hereon and that it is true and correct and that the plat accurately shows the survey.

Joe Frank Lauderdale  
Joe Frank Lauderdale

APPROVED BY THE DESOTO COUNTY PLANNING COMMISSION ON THE 2<sup>nd</sup> DAY OF April, 1981.

Attest: Herri M. Alby  
Secretary

Ray N. High  
Chairman

APPROVED BY THE DESOTO COUNTY BOARD OF SUPERVISORS ON THE 8<sup>th</sup> DAY OF April, 1981.

Attest: H. H. Ferguson  
Clerk for the Board

Harold S. Roberts  
President

## STATE OF MISSISSIPPI COUNTY OF DESOTO

I hereby certify that the subdivision plat shown hereon was filed for recording in my office at 8:50 o'clock A. M. on the 9 day of June, 1981, and was immediately entered upon the proper indexes and duly recorded in plat book 19 and pages 35, 36 & 37.

H. H. Ferguson  
Chancery Court Clerk

Septic tanks may be used on the lots shown on this plat of subdivision

## DESOTO COUNTY HEALTH DEPARTMENT

BY Steve Fuller  
Health Officer

DATE 3-12-81

## SECTION "A"

## PAYNE PARK SUBDIVISION

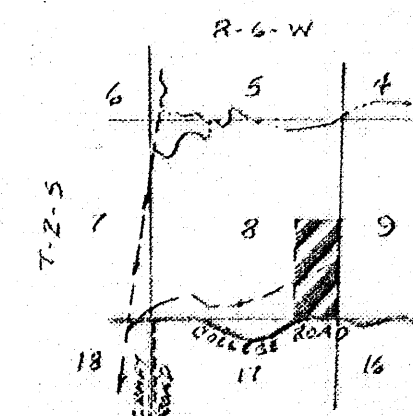
## SECTION 8; TOWNSHIP 2 SOUTH; RANGE 6 WEST

## DESOTO COUNTY, MISS.

## ZONED "A" AGRICULTURAL

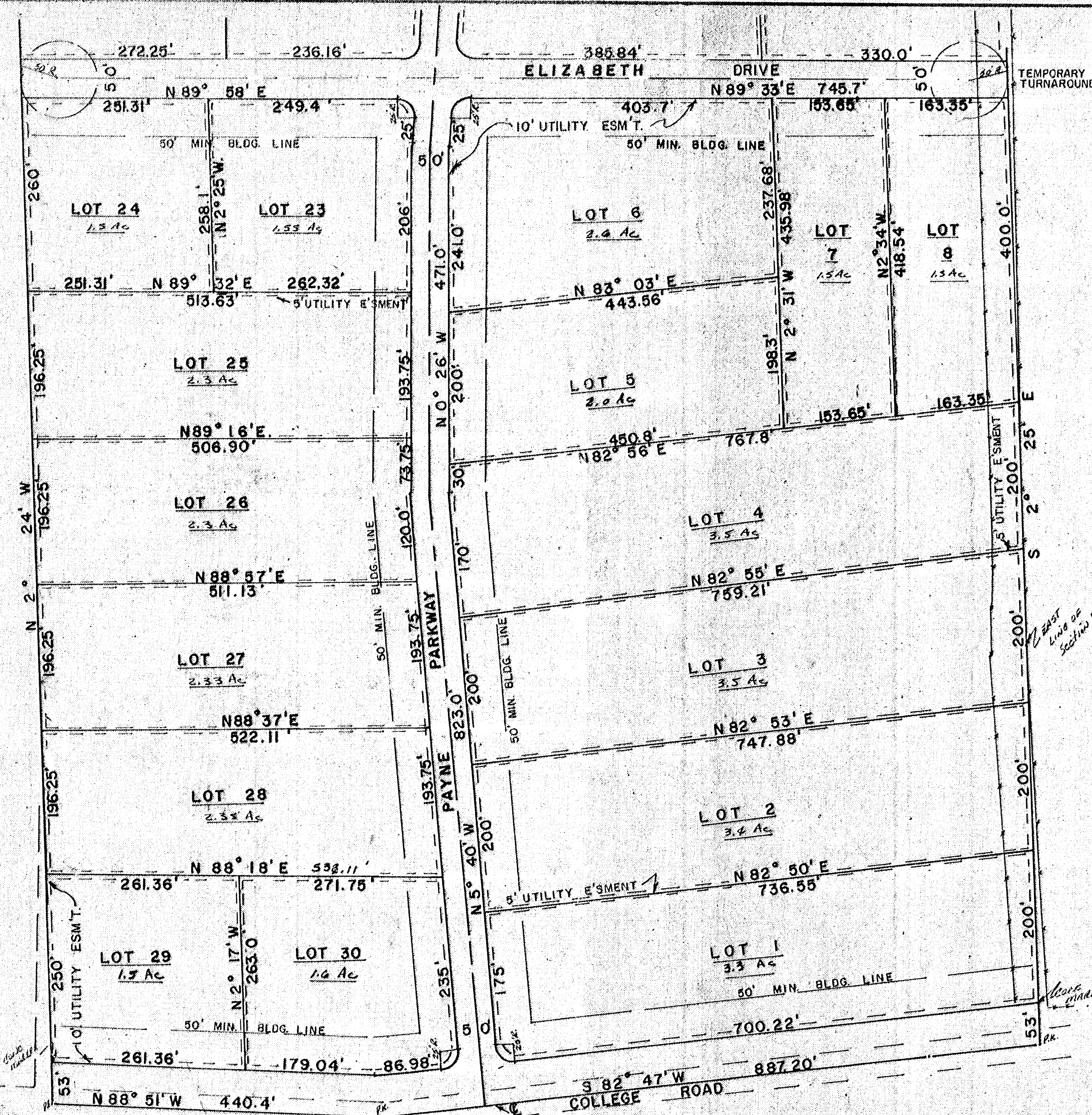
SCALE: 1"=100'  
FEB. 15, 1980

J. F. LAUDERDALE  
CIVIL ENGINEER



LOCATION MAP  
SCALE: 1"=5000'



TEMPORARY  
TURNAROUND

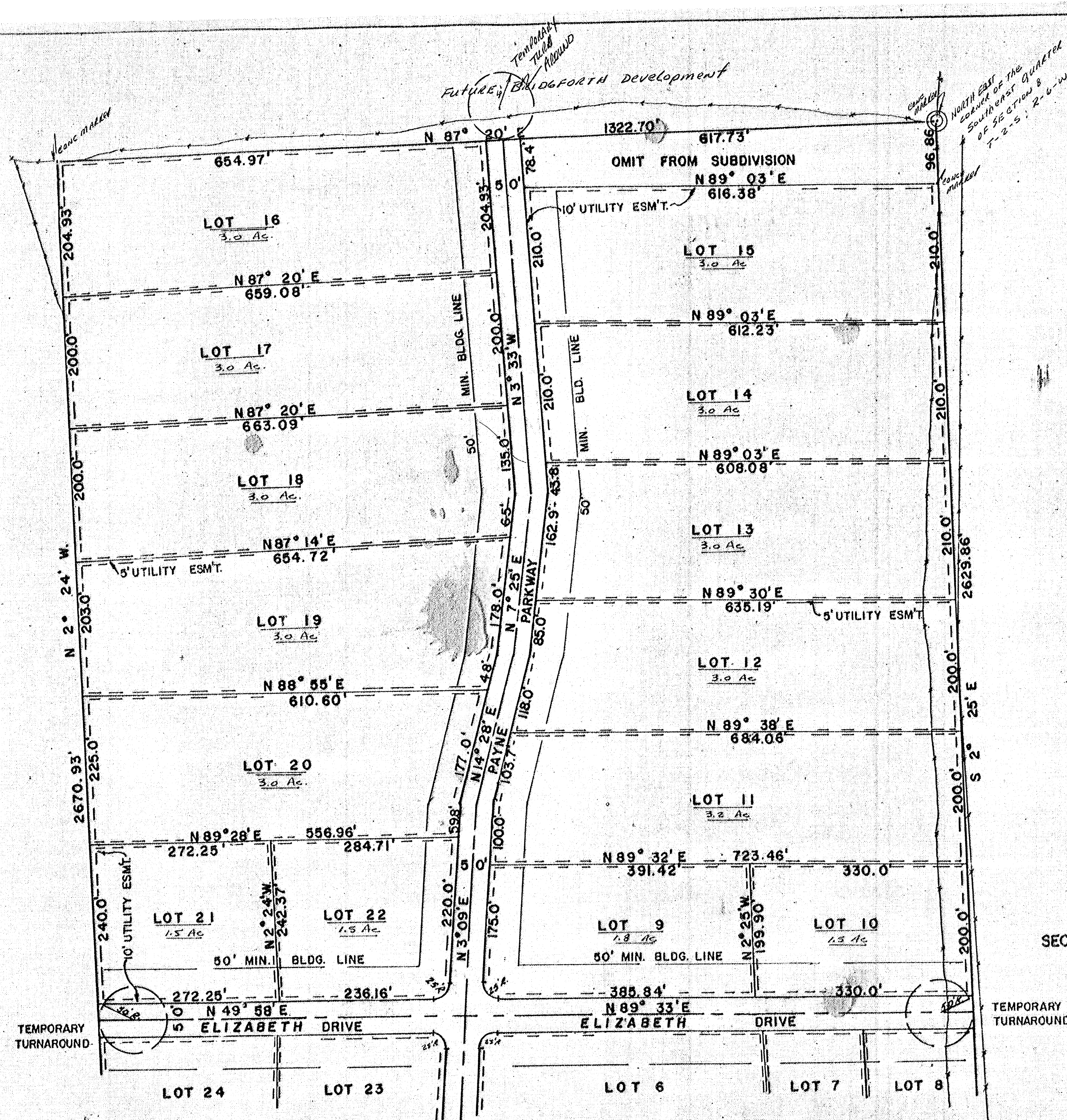
## SECTION "A"

PAYNE PARK SUBDIVISION  
SECTION 8, TOWNSHIP 2 SOUTH, RANGE 6 W.  
DESOTO COUNTY, MISS.

SCALE: 1"=100'  
FEB. 15, 1980

J. F. LAUDERDALE  
CIVIL ENGINEER





**SECTION "A"**

PAYNE PARK SUBDIVISION  
SECTION 8, TOWNSHIP 2 SOUTH; RANGE 6 WEST  
DE SOTO COUNTY, MISS.

SCALE: 1" = 100'  
FEB. 15, 1980